



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 14310-0-00410
Date Received: 6/13/14
Commission/Group: Northwest Civic Ass'n
Existing Zoning: M-2 Application Accepted by: W. Reiss Fee: \$1,900.00
Comments: 8/26/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

PROPOSAL IS TO ADD APPROXIMATELY 26 PARKING SPACES ALONG NICHOLAS DRIVE THAT ARE NEEDED FOR THE EXISTING TENANT. A VARIANCE IS REQUIRED TO REDUCE THE SETBACK FROM 50' TO 32' PER CODE SECTIONS 3367.15 (C) & (D).

LOCATION

1. Certified Address Number and Street Name 6361 NICHOLAS DRIVE

City COLUMBUS State OHIO Zip 43235

Parcel Number (only one required) 610 - 287412

APPLICANT: (IF DIFFERENT FROM OWNER)

Name RICKARD ALAN SICKER C/O RAS CIVIL ENGINEERING, LLC

Address 4254 TULLER ROAD City/State DUBLIN, OHIO Zip 43017

Phone # (614)581-8504 Fax # (614) 761-0717 Email RICK_SICKER@ATT.NET

PROPERTY OWNER(S):

Name JOHN HUMBERT C/O JHK OFFICE PROPERTIES, LLC

Address 8628 INDUSTRIAL PARKWAY, "F" City/State PLAIN CITY, OHIO Zip 43064

Phone # (614) 504-5846 Fax # (614) 504-5852 Email JHUMBERT@HUMBERTBUILDERS.COM

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Rickard Alan Sicker

PROPERTY OWNER SIGNATURE John E. Humbert Jr.

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME RICKARD ALAN SICKER

of (1) MAILING ADDRESS c/o RAS CIVIL ENGINEERING, LLC, 4254 TULLER ROAD, DUBLIN, OHIO 43016

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) JKH OFFICE PROPERTIES, LLC

c/o JOHN HUMBERT

8628 INDUSTRIAL PARKWAY, "F"

PLAIN CITY, OHIO 43064

RICKARD ALAN SICKER

(614) 581 - 8504

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR OR

CONTACT PERSON AND ADDRESS

(5) NORTHWEST CIVIC ASSOCIATION

JOHN EHLERS

P. O. BOX 20134, COLUMBUS, OHIO 43220

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
GENUINE PARTS COMPANY	2665 W DUBLIN-GRANVILLE ROAD	2999 CIRCLE 75 PKWY SE, ATLANTA, GA 30339
FIESTA PARTNERS, LLC	6363 FIESTA DRIVE	3000 MCKNIGHT EAST DRIVE, PITTSBURGH, PA 15237
AMERINE DEVELOPMENT CO, LLC	6360 FIESTA DRIVE	6360 FIESTA DRIVE, COLUMBUS, OHIO 43235
KINDELL MATTHEWS GROUP, LLC	6403 NICHOLAS DRIVE	P. O. BOX 1250, POWELL, OHIO 43065
TWA, LLC	6380 NICHOLAS DRIVE	3505 W DUBLIN-GRANVILLE ROAD, COLUMBUS, OHIO 43235

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) _____

Subscribed to me in my presence and before me this 12TH day of JUNE, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) _____

My Commission Expires:

Notary Seal



Victor M. Lopez

Notary Public, State of Ohio

My Commission Expires 12-25-2018

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RAS Civil Engineering, LLC

4254 Tuller Road ♦ Dublin ♦ Ohio ♦ 43017

614-581-8504 ♦ www.RASCivilEngineering.com**Additional Property Owners**

(7) CONTINUED

PROPERTY OWNER(S) NAME	ADDRESS OF PROPERTY	PROPERTY OWNER(S) MAILING ADDRESS
AMG MANAGEMENT GROUP, LLC	6344 NICHOLAS DRIVE	6344 NICHOLAS DRIVE COLUMBUS, OHIO 43235
UNITED STATE POSTAL SERVICE	6316 NICHOLAS DRIVE	P. O. BOX 27497 GREENSBORO, NC 27498-1103
FIESTA REAL ESTATE INVESTMENTS, LLC	FIESTA DRIVE	2470 E. MAIN STREET, STE 1 COLUMBUS, OHIO 43209
GARGOYLES & DRAGONS, LTD.	6388 FIESTA DRIVE	6388 FIESTA DRIVE COLUMBUS, OHIO 43235
SHINCO, LLC	6420 FIESTA DRIVE	6420 FIESTA DRIVE COLUMBUS, OHIO 43235
JBJP, LLC	6341 NICHOLAS DRIVE	6341 NICHOLAS DRIVE COLUMBUS, OHIO 43235

14310-00410
6361 Nicholas Dr.



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STATEMENT OF HARDSHIP

14310-00410

6361 Nicholas Dr.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

We are requesting a zoning variance to add 26 parking spaces which would reduce the parking set back from 50' to 32'. Mounding would be maintained and any disturbed landscaping would be replaced.

Our tenant's business has flourished during the past 7.5 years. In order to grow they need additional parking for employees.

If we can not furnish their needed parking they will not commit to another long term lease.

Our goal is to retain their business in Columbus, help their business thrive, and retain a long term tenant.

The new parking spaces should not be noticeable or objectionable to neighbors or general public. The site is surrounded by U.S.P.S., furniture warehouse, and small office/warehouses.

Signature of Applicant

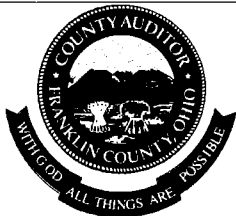
John S. Humbert, Jr.
Bickel Alan Liller

Date

June 11, 2014

6/12/14

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 5/20/14



Disclaimer

Scale = 100



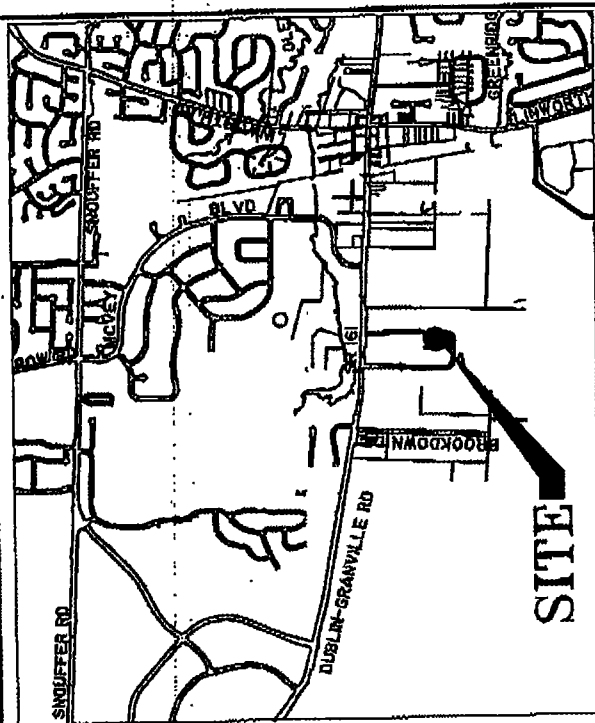
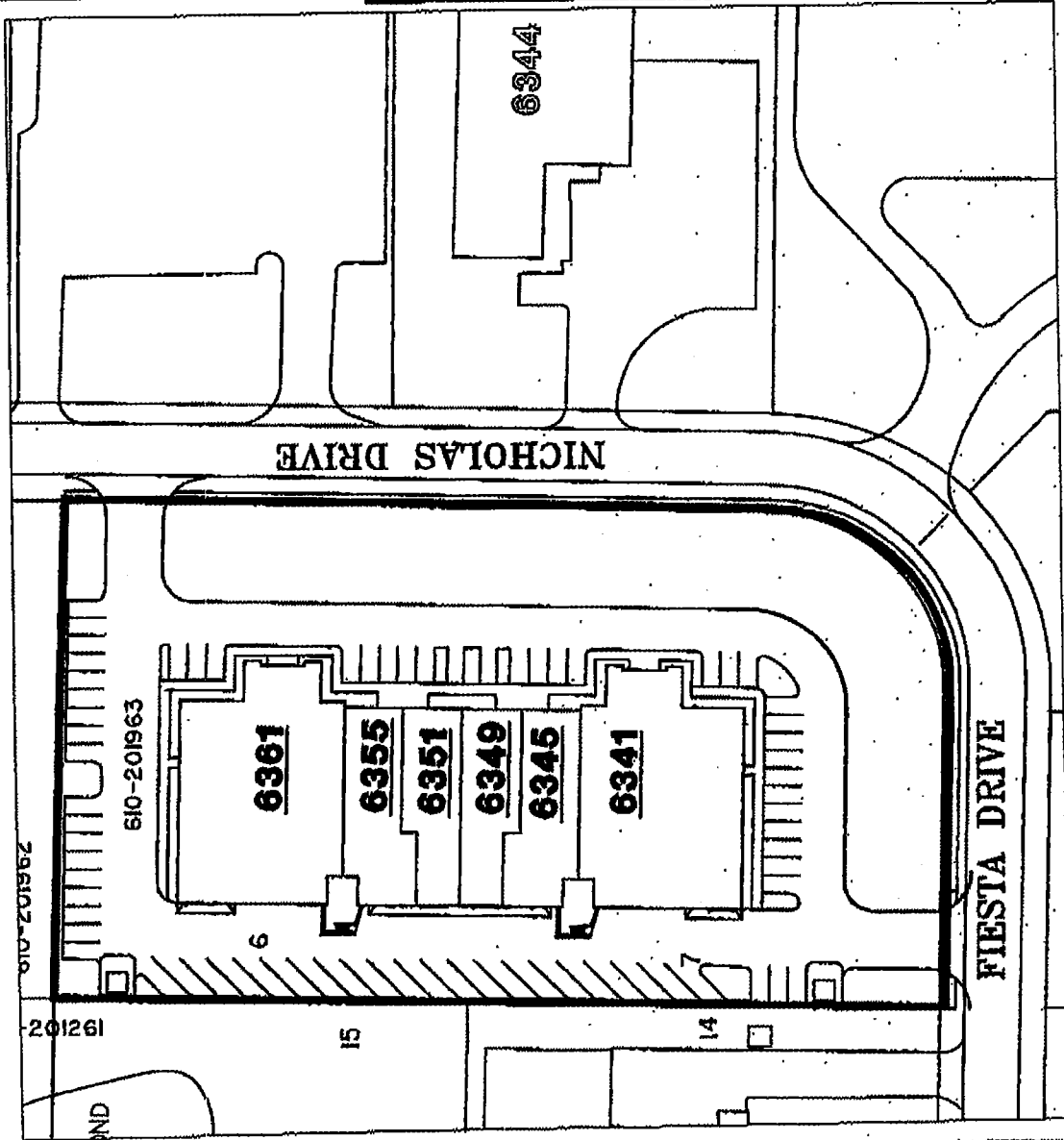
This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map and information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities. Please notify the Franklin County GIS Division of any discrepancies.

14310-00410
6361 Nicholas Dr.

Real Estate / GIS Department



CITY OF COLUMBUS ADDRESS PLAT



CITY OF COLUMBUS, OHIO REFERENCE MAP LOCATION

OTHER MAP REFERENCES

CITY LAND USE MAP:	11-A
GIS FACET NUMBER:	180857600

HOUSE NUMBERS SHOWN ON ATTACHED PLATE ARE CERTIFIED FOR SECURING OF BUILDING & UTILITY PERMITS

issued by *P.D. McNamee* Date **01-13-04**



PAMELA A. CLAWSON P.E., ADMINISTRATOR
TRANSPORTATION DIVISION
COLUMBUS, OHIO

ADDRESS FILE NUMBER - **99-353**

DEVELOPED BY: **JBJP, LLP**

ENGINEERING CONSULTANTS: **WILLIAMS/SHEPHERD ARCHITECTS**

OFFICES / WAREHOUSES
6341 TO 6361 NICHOLAS DRIVE

PARCEL No. **610-201963**

LOT 6 & 7 SEC 1 **BROOKSIDE BUSINESS PARK**



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

14310-00410

6361 Nicholas Dr.

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) **RICKARD ALAN SICKER**

of (COMPLETE ADDRESS) **c/o RAS CIVIL ENGINEERING, LLC, 4254 TULLER ROAD, DUBLIN, OHIO 43017**

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

JHK OFFICE PROPERTIES, LLC

8628 INDUSTRIAL PARKWAY, "F"

(JOHN HUMBERT)

PLAIN CITY, OHIO 43064

JBJP, LLC

6341 NICHOLAS DRIVE

(JEFF SKINNER)

COLUMBUS, OHIO 43235

SIGNATURE OF AFFIANT

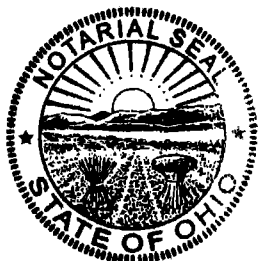
Subscribed to me in my presence and before me this 12th day of JUNE, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

12/25/2018

Notary Seal Here



Victor M. Lopez
Notary Public, State of Ohio
My Commission Expires 12-25-2018

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